



NOTICE OF PUBLIC HEARING

PURSUANT TO ARS Sections 39-204 & 9-462.04, NOTICE IS HEREBY GIVEN OF PUBLIC HEARING in the Town of Gilbert, Arizona, relating to the following requests for changes in land use regulations:

GP18-14 CORDILLERA: Request for Minor General Plan Amendment to change the land use classification of approx. 39.9 acres generally located at southwest corner of Higley Road and Riggs Road from Regional Commercial (RC) to Residential > 2-3.5 DU/ Acre. The effect of this amendment will be to change the plan of development to allow residential uses as well as commercial uses on the subject site.

Z18-28 CORDILLERA: Request to rezone approx. 54.7 acres generally located at the southwest corner of Higley Road and Riggs Road from Town of Gilbert Regional Commercial (RC) to approx. 35.8 acres of Single Family - 6 (SF-6) zoning district, 4.08 acres of Single Family 8 (SF-8) zoning district, and 14.8 acres of Regional Commercial (RC) zoning district all with a Planned Area Development (PAD) Overlay district to modify minimum lot area; lot dimensions and the arterial intersection landscape requirements. The effect will be to allow for residential and commercial uses on the subject site and to increase minimum lot areas in the SF-6 and SF-8 zoning districts; increase lot depth and width in the SF-6 zoning district; increase lot depth in the SF-8 zoning District; reduce the side and rear building setbacks and landscape setbacks in the RC zoning district; and to reduce the depth of the 50' x 250' arterial intersection landscape setback along Riggs Road.

GP19-15 LIFETIME SOUTH GILBERT: Request for Minor General Plan Amendment to change the land use classification of approx. 17.85 acres generally located at the southwest corner of Val Vista Drive and Ocotillo Road from Residential > 2-3.5 to General Commercial. The effect of this amendment will be to change the plan of development to allow commercial development.

Z19-27 LIFETIME SOUTH GILBERT: Request to rezone approximately 17.85 acres of real property generally located at the southwest corner of Val Vista Drive and Ocotillo Road from Single Family -35 (SF-35) zoning district to General Commercial (GC) zoning district with a Planned Area Development overlay zoning district (PAD) to modify maximum building height requirements and to modify setback requirements for certain buildings within 90 feet of residential property. The effect will be to increase the permitted building height for a portion of the proposed building and to allow a portion of a building over 35 feet within 90 feet of a residential zoning district without a building setback.

GP20-01 CBRE GREEN EXPANSION: Request for Minor General Plan Amendment to change the land use classification of approx. 18.83 acres generally located at the southwest corner of Space Place and Elliot Road from Light Industrial (LI) to General Industrial (GI). The effect of this amendment will be to change the plan of development to allow for the expansion of an existing manufacturing building.

Z20-01 CBRE GREEN EXPANSION: Request to amend Ordinances Nos. 470, 516, 528, 536, 549, 625, and 692 to remove approx. 18.83 acres generally located on the southwest corner of Space Place and Elliot Roads from the Fortune Center Planned Area Development overlay zoning district (PAD) and to rezone said real property from Light Industrial (LI) with a PAD to General Industrial (GI) zoning district, as shown on the exhibit (map) available for viewing in the Planning and Services Division. The effect will be to allow the real property to be developed subject to the development standards for the General Industrial (GI) zoning district as set forth in the Land Development Code and allow for the expansion of an existing manufacturing facility.

The applications and project files may be viewed by the public Monday through Thursday, 7:00 am to 6:00 pm at the Town of Gilbert, Planning and Development Services office located at 90 East Civic Center Drive, Gilbert, AZ. Written comments may be sent to Town of Gilbert, Planning and Development Services, 90 East Civic Center Drive, Gilbert, AZ 85296. Written comments may also be submitted at the public hearing. Any interested person may appear and be heard at the following public hearing:

The Town Council will hold a public hearing and discussion on Zoning matters set forth above, and may vote to approve, approve with conditions, or deny the requests set forth above at its meeting on:

Town Council: Tuesday, May 5, 2020 at 6:30 p.m.
Gilbert Municipal Center, Council Chambers, 50 East Civic Center Drive, Gilbert, AZ

Lisa Maxwell, Town Clerk